

DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
PHONE: (479) 621-1186  
FAX: (479) 986-6896

August 3, 2017

STAFF SUMMARY REPORT

TO: PLANNING COMMISSION

SUBJECT: Rezone Application #17-19

John Wyrsh requests a rezone per Sec 14-727 of the Rogers Code of Ordinances.

PLANNING OFFICIAL: Lori Ericson

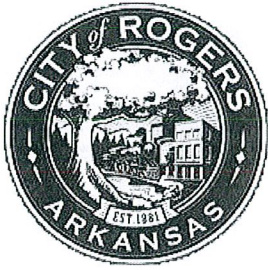
SUMMARY

1. BACKGROUND: The request is to rezone 0.49 acres on the south side of W. Pleasant Grove Road from A-1 (Agricultural), Sec. 14-697, to R-O (Residential Office), Sec. 14-706.
  - a. This rezone is required as part of a sale of public right-of-way to match the zoning of the adjacent of the adjacent parcel with which this parcel will be combined.
2. FINDINGS: The Community Development Department finds the requested zoning appropriate in this location due to adjacent R-O zoning.
3. VIEWS OF OTHERS: None.
4. SUGGESTED MOTION: **"Motion to approve/deny/table the request by John Wyrsh to rezone the subject 0.42 acres to the R-O Zoning District per Rogers Code Section 14-729."**
5. RECOMMENDATION: **Approval**  
Note: staff recommendations are based on the documentation available at the time they are made and may not reflect all of the information available to the members.

JOHN C. McCURDY, Director  
Department of Community Development

Tabs:

1. Application
2. Public Notice
3. Property Owner Affidavit
4. Map



DEPT. OF PLANNING  
CITY OF ROGERS, ARKANSAS  
301 W. CHESTNUT  
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OFFICE USE ONLY

Permit Fee: \$200 CK#6538 (\$200)  
Zoning: A-1 to R-O  
Permit Number: 17-19  
CityView Application: PL201700393  
Date: 7-26-17

REZONE APPLICATION

APPLICANT: John Wyrsh

ADDRESS: 134 E. Loron St. Springfield, MO 65804 SUITE #: \_\_\_\_\_

GENERAL LOCATION OF PROPERTY: W. Pleasant Grove Rd Rogers, Arkansas

PHONE #: 417-838-1472 EMAIL: jawyrsh@gmail.com

PROPERTY OWNER: City Of Rogers PHONE #: 479-621-1117

PRESENT USE: Agricultural ZONING: A-1

PROPOSED USE: Residential Office ZONING: R-O

 7/27/17  
Applicant Signature Date

Attachment Checklist:

- ☒ Legal description of property
- ☒ Applicant Certification
- ☒ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

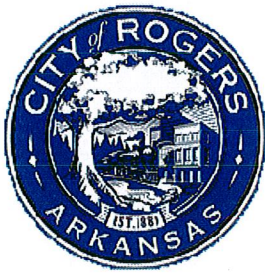
DATE FILED: 7/26/17 PUBLIC HEARING DATE: 8/1/17 CERTIFIED MAIL DATE: 7/31/17

PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_ COMMENTS: \_\_\_\_\_





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## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut on **August 15, 2017 at 4:30 pm** on the application by **John Wyrsh** to rezone **a 0.42-acre undeveloped tract W. of I-49 along W. Pleasant Grove Road** from a **A-1 (Agricultural) to the R-O (Residential Office) zoning district**. The property being more particularly described as follows:

### LEGAL DESCRIPTION:

Being a tract of land, lying in a portion of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , and a portion of the SE  $\frac{1}{4}$  or the SW  $\frac{1}{4}$ , Section 27, Township 19 North, Range 30 West, Fifth Principal Meridian, Benton County, Arkansas, being more particularly described by metes and bounds as follows:

Commencing at a found  $\frac{1}{2}$ " Rebar, being the Southeast Corner of Lot 12, Legacy Estates Subdivision, as recorded in Plat Book 2005, Page 379 in the Official Public Records of Benton County, Arkansas;

Thence South  $87^{\circ} 18' 47''$  East, a distance of 51.33 feet;

Thence South  $17^{\circ} 50' 49''$  East, a distance of 55.71 feet to the Point of Beginning;

Thence North  $77^{\circ} 06' 49''$  East, a distance of 54.86 feet;

Thence North  $48^{\circ} 34' 30''$  East, a distance of 3.24 feet;

Thence South  $41^{\circ} 25' 30''$  East, a distance of 12.22 feet;

Thence South  $69^{\circ} 29' 07''$  East, a distance of 4.21 feet;

Thence 164.64 feet along a non-tangent curve to the left, having a radius of 796.78 feet, a central angle of  $11^{\circ} 50' 22''$ , and a long chord bearing South  $48^{\circ} 03' 53''$  East a distance of 164.35 feet;

Thence South  $34^{\circ} 38' 53''$  West, a distance of 95.05 feet;

Thence North  $02^{\circ} 36' 18''$  East, a distance of 7.79 feet;

Thence North  $80^{\circ} 05' 14''$  West, a distance of 22.45 feet;

Thence North  $50^{\circ} 29' 44''$  West, a distance of 105.10 feet;

Thence North  $17^{\circ} 28' 44''$  West, a distance of 110.90 feet to the Point of Beginning, containing 18,427 SF or 0.42 acres, more or less. Subject to any easements, rights-of-way, or covenants of record, if any.

### LAYMAN'S DESCRIPTION:

**A 0.42-acre undeveloped tract W. of I-49 along W. Pleasant Grove Road**

Eriks Zvers, Secretary  
Rogers Planning Commission

**PUBLISH ONE TIME ONLY:     July 31, 2017**  
**BILL THE CITY OF ROGERS**

**PROPERTY OWENER AFFIDAVIT**

The Petitioner, John A. Wyrsh, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: See Attached "Exhibit A"

LAYMAN'S DESCRIPTION: W. Pleasant Grove Rd., Rogers, Arkansas

PRESENT ZONING: A-1 (Agriculture)

ZONING REQUEST: R-O (Residential Office)

Respectfully Submitted,

By:

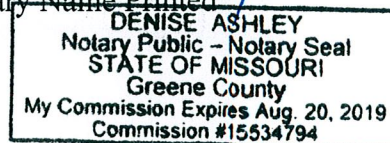
John A. Wyrsh  
(Property Owner Signature)

STATE OF MISSOURI  
COUNTY OF GREENE

Subscribed and sworn before me this 21<sup>st</sup> day of July, 2017.

Denise Ashley  
Notary Signature

Denise Ashley  
Notary Name Printed



Commission Expires



